



High Road, Wisbech St. Mary Wisbech PE13 4RA

Welcome to **High Road, Wisbech St. Mary Wisbech**

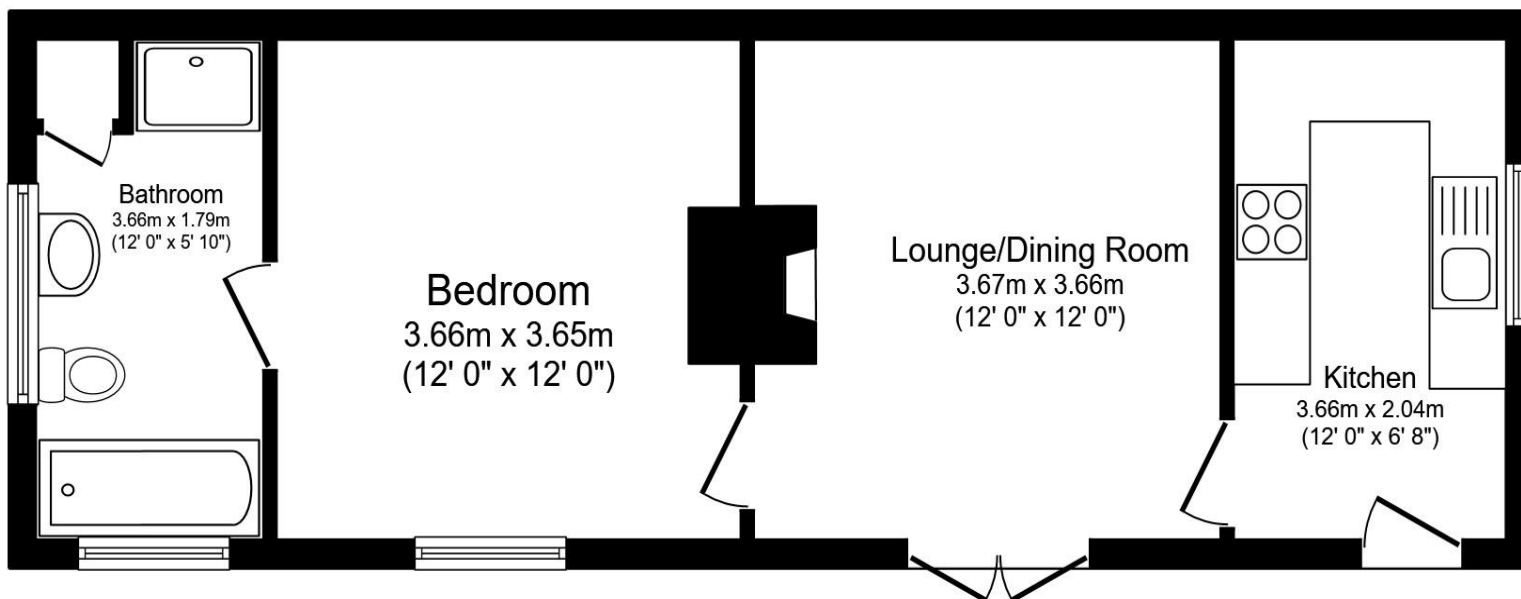
Set back from the main road in a peaceful position, this established detached bungalow offers charm, comfort, and a wonderful outlook over the surrounding woodland views-all with the benefit of no onward chain.

The accommodation includes a cosy lounge with double doors opening to the rear garden, a refitted kitchen, and a beautifully presented four-piece en-suite bathroom serving the double bedroom. The home's thoughtful layout and single-storey design make it ideal for those seeking manageable, low-maintenance living.

Outside, the rear garden features a decked patio and summer house, creating a delightful space to unwind or entertain while enjoying the tranquil, leafy backdrop. With pedestrian access from the High Road, this home offers a rare blend of privacy, practicality, and countryside charm.

A perfect retreat for downsizers or anyone looking for a peaceful home with a touch of character.





Kitchen

12' x 6' 7" (3.66m x 2.01m)

Lounge

12' x 12' maximum (3.66m x 3.66m maximum)

Bedroom

12' x 12' 1" maximum (3.66m x 3.68m maximum)

En-Suite Bathroom

12' maximum x 5' 10" (3.66m maximum x 1.78m)

Agents Note:

'There is a easement on the title, please enquire with the branch' - Path from main road.

Agents Notes:

'Heating to the property is served by Electric / open fireplace. Please contact the branch for more details'

'Waste from the property is served by Septic Tank. Contact the branch for more details'

Total floor area 42.3 m² (455 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

High Road, Wisbech St. Mary Wisbech

- Established detached bungalow
- One double bedroom
- Refitted kitchen and en-suite bathroom
- Views over woodland
- No onward chain

Tenure: Freehold EPC Rating: G

Council Tax Band: A

£145,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton. Continue into Leverington Road and at the traffic lights turn left signposted Leverington. Continue along into Leverington Common and proceed through the village towards Wisbech St Mary. Turn left into Station Road and at the t-junction, turn right onto High Road. Proceed along and just past Orchard Way, access to the property is down the pathway to the left of Three Wishes bungalow on your right hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127961



Property Ref:
WSB127961 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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